

## Historic District Review Committee

### Staff Report

Date of Meeting: August 8, 2011

CAPP2011-0014

Historic District: Waterford

Project Planner: Lauren Murphy

### Action Item

**CAPP 2011-0014 Lehmann/Crockett: Replacement of existing siding and installation of storm windows. PIN # 303-16-5216.**

### Background

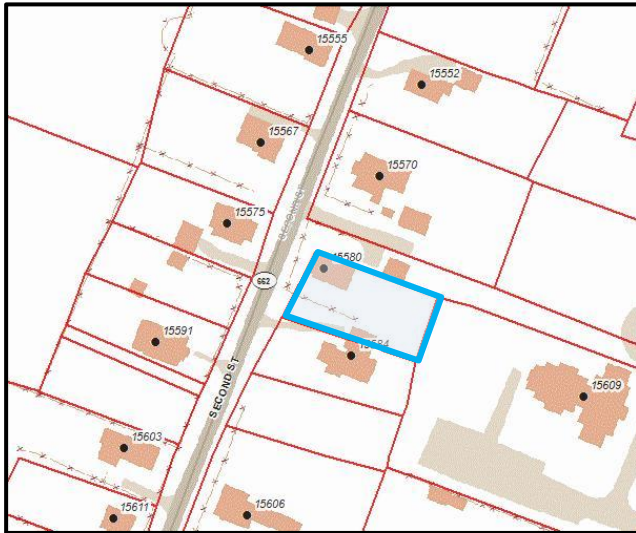


Figure 1: Subject property (in blue) 15580 2<sup>nd</sup> Street

The subject property is located at 15580 2<sup>nd</sup> Street in the Waterford Historic District. The original structure was constructed in 1861 and is a three bay frame house with a rear ell frame addition also constructed in the 19<sup>th</sup> century. The porch on the south side as enclosed in the 1970's and a second story was added. The house was originally clad in simple wood lapped siding and rests on a stone foundation. This original siding exists on the front and north elevations of the earliest part of the house. The east elevation of the original portion of the building is currently clad in German lapped siding. With this application the applicant proposes to replace the siding

on the east elevation of the historic building with simple lap siding to match the profile of the original siding existing on the front and north elevations. The applicants are also seeking approval for the installation of seven storm windows on the east and north elevations. The HDRC approved a CAPP application in 2008 for the replacement of German siding on the south elevation with lapped siding (CAPP2008-0010).

According to the zoning referral dated July 25, 2011, there are no zoning issues with this proposal.

### Analysis

This application is evaluated under the Historic District Guidelines: Waterford ("Waterford Guidelines" or "Guidelines"), Chapter 6, *Guidelines for Existing Structures: Elements*, and Chapter 7, *Guidelines for Materials*.

The applicant proposes to replace the German lapped siding on the east side elevation of the historic main block of the home with plain lapped siding with six-inch reveal to match the original frame siding found on the front and north side elevations. Both German and lapped siding are recognized by the Guidelines as common siding profiles in the Waterford Historic District (Waterford



Photo 1: Front elevation of subject property

Guidelines, Guidelines for Materials, Wood, page 115, graphic). The applicant is seeking uniformity on all elevations of the historic portion of the house but will retain the German siding on the 1970's addition to distinguish it as newer construction. Staff notes that during the review of CAPP2008-0010, the reveal was indicated as five inches rather than six. The applicant has indicated that the reveal on the north side is between seven and seven-and-one-half inches, the west elevation is six inches. The proposed replacement siding should have a similar reveal of six to seven inches. **Provided that the reveal on the new siding matches that of the existing siding on the historic main block, the removal of the German siding is consistent with the intent of the Guidelines for existing structures and materials.**



Photo 2: Close-up of siding on front (west) elevation

The Guidelines state that wood siding is one of the most appropriate wall cladding materials in the Waterford Historic District (Waterford Guidelines, Guidelines for New Construction, Materials and Textures, page 75, Guideline 2). The Statement of Justification (SOJ) requests approval of Hardieplank siding for the east elevation. The Guidelines for materials state that "Cementitious siding will not be approved as a replacement or repair material for wood siding on existing structures" (Waterford Guidelines, Guidelines for Materials, Substitute Materials, page 128, text). The north, west, and south elevations already feature wood siding and the replacement of the existing wood German siding with cementitious (Hardieplank) siding is not consistent with the Guidelines. **Therefore, staff recommends as a condition of approval, that the replacement siding will be fir or a like natural wood, consistent with the approved lap siding under CAPP2008-0010, and not Hardieplank.**

The applicant also proposes seven storm windows. The Guidelines for existing structures encourage the use of storm windows as a means of reducing air leakage and preserving existing historic windows. The proposed storm windows will be located on the north, west, and east elevations of the house. The storm windows are aluminum and will be painted to match the current window trim (white) which is consistent with the

Guidelines. The storm windows will also fit tightly within the existing window frame (Waterford Guidelines, Guidelines for Existing Structures, Windows, page 105, Guideline 9b). The Guidelines for New Construction indicate that wood is the preferred material for storm windows, however, the Guidelines for existing structures also recognize aluminum (Waterford Guidelines, Guidelines for Existing Structures, Windows, page 105, text). **Provided that the divisions in the storm windows match the sash lines of the original windows, the proposed storm windows are consistent with the Guidelines (Staff recommends this as a condition of approval).**

### Findings

1. The existing house has simple lapped siding with a 6 inch reveal on the front and north elevations. A CAPP application was approved in 2008 to replace German siding on the south elevation with wood lapped siding. The replacement of German siding with a natural wood lapped siding on the east elevation is consistent with the other elevations of the historic building.
2. Hardieplank is not an acceptable replacement material for existing wood siding. Wood siding should be used in order to meet the Guidelines. The HDRC approved the use of fir siding under CAPP 2008-0010.
3. The use of storm windows will protect the existing historic windows. The proposed storm windows will fit tightly within the existing window frame and will be painted to match the existing trim color. Divisions in the storm windows should match the sashes of the original windows.

### Recommendation

Staff recommends approval of the application with the following conditions:

1. That fir siding is used and that the reveal of the siding on the east elevation matches the reveal on the front elevation.
2. That the divisions in the storm windows align with the sash lines of the original windows.

### Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0014 for the replacement of German siding on the east elevation and the installation of seven storm windows on the house located at 15580 2<sup>nd</sup> Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 3 of the staff report dated August 8, 2011 as submitted.*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0014 for the replacement of German siding on the east elevation and the installation of seven storm windows on the house located at 15580 2<sup>nd</sup> Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 3 of the staff report dated August 8, 2011 with the following conditions ...*